

MEMORANDUM

MAY 7, 1987

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR NEIGHBORHOOD
PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on forty-six zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

<u>Neighborhoods</u>	<u>Recommendations</u>			
	<u>Approval</u>	<u>Denial</u>	<u>Denial w/o Prejudice</u>	<u>Deferral</u>
Allston-Brighton	1	1		
Back Bay	1			1
Beacon Hill	2			
Charlestown	1			
Chinatown				
City Proper				
Dorchester	3	3		1
East Boston	1			1
Fenway	1			
Government Center	1			
Hyde Park			3	
Jamaica Plain	4	1		
Kenmore	1			
Mattapan	1		1	
North End	2			
Roslindale	3	2		
Roxbury	3	1	1	
South Boston	4			1
South Cove				
South End				
West Roxbury				

Allston/Brighton

Denial Z-9836. 1A Appian Way. Three apartment townhouse structure.
Approval Z-9898. 192 Kelton St. Three to five apartments
Deferral Z-9940. 1 Raymond St. Meet with community.

Back Bay

Approval Z-9838. 277-279 Dartmouth St. Illuminated window signs.
Deferral Z-9906. 927-929 Boylston St. Review with Authority and Back Bay Architectural Commission.

Beacon Hill

Approval Z-9853. 47 Chestnut St. Rear addition.
Approval Z-9871. 155-159 Charles St. Three-story addition.

Charlestown

Approval Z-9856. 283 Main Street existing take out sub shop.

Dorchester

Denial Z-9899. 11 Kimball St. Storage of contractor's equipment.
Denial Z-9904. 21 Huntoon St. Parking of two trucks.
Approval Z-9761- 33-37 Rill St. and 10-12 Ware St. Townhouse structures.
Z-9863.
Denial Z-9861. Alpha Road. Basement apartment.
Approval Z-9868. 30 Welles Avenue. Two to three-family dwelling.
Deferral Z-9864. 40 New England Avenue. Address and resolve concerns.
Approval Z-10014. 150 Wm. T. Morrissey Boulevard. Addition to high school.

East Boston

Approval Z-9854. 140 Meridian St. Four apartments and store.
Deferral Z-9860. 10 Gove Street. Clinic.

Fenway

Approval Z-9903. 39 St. Botolph St. Five apartments.

Government Center

Approval Z-9873. 20 Clinton St. Take out restaurant.

Hyde Park

Denial w/o
Prejudice Z-9835. 510 Metropolitan Ave. Three-family dwelling.

Denial w/o
Prejudice Z-9849. 8-8r Buckingham St. Subdivision.

Denial w/o
Prejudice Z-9870. 452 Huntington Ave. Inappropriate siting.

Jamaica Plain

Denial Z-9751. 580 Centre St. Convert to office building.

Approval Z-9852. 288 Amory St. Dormer addition.

Approval Z-9872. 92 Seaverns Ave. Sun deck addition.

Approval Z-9910. 265-267 Center St. Bromley Park housing.

Approval Z-9931-
Z-9932 940-954 Parker St. Bromley Park housing.

Kenmore

Approval Z-9879-
Z-9881 195-197 Bay State Road and 7 Buswell St. Dormitories.

Mattapan

Approval Z-9883. 58 American Legion Hwy. One family dwelling.

Denial w/o
Prejudice Z-9897. 11 Greendale Rd. Six apartments.

North End

Approval Z-9900. 534 Commercial St. Two-family dwelling and agency office.

Approval Z-9905. 280-292 Commercial St. Six-story office structure.

Roslindale

Approval Z-9865-
Z-9867. 28-37 June St. Relocation of off-street parking.

Approval Z-9877. 4 Buchanan Rd. Kitchen expansion.

Denial Z-9895. 4334 Washington St. Sale of used cars.

Denial Z-9875. 78-80 Birch St. Three apartments.

Approval Z-9878. 41 Congreve St. Three-family dwelling.

Roxbury

Approval Z-9874. 1 Eldora St. Renovation of three-family dwelling.

Denial Z-9834. 120 Blue Hill Ave. Sale of used cars.

Approval Z-9901. 7 Thwing St. Two-family dwelling.

Denaial w/o

Prejudice Z-9837. 26 Dewey St. Address concerns.

Approval Z-9911- 30-66 Annunciation Rd. and 250-260 Ruggles St.

Z-9916,

Z-9920-9930. Mission Hill Extension Housing Project.

South Boston

Approval Z-9857- 162-172 Bolton St. and 277-283 West Second St. Eleven
Z-9859. Apartments.

Denial

Z-9869- 30-34 Woodward St. Six apartments.
Z-9908

Approval Z-9892- 15-19 Mohawk St. Three one-family townhouse dwellings.
Z-9894.

Approval Z-9896. 862 East Fifth St. Two to three-family dwelling.

Deferral Z-9890- 511 East Fifth St. and 502r East Six St. Private School.
Z-9891.

BOARD OF APPEAL REFERRALS

MAY 7, 1987

Hearing

1. Z-9751 5/12/87 Eduardo & Stella Cespedes
580 Centre Street, Jamaica Plain
2. Z-9761 & 9863 5/12/87 Robert J. Credle
33-35-37 Rill Street & 10 Ware Street
Dorchester
3. Z-9834 5/12/87 Blue Hill Realty Trust
120 Blue Hill Avenue, Roxbury
4. Z-9835 5/12/87 William T. Kenney
510 Metropolitan Avenue, Hyde Park
5. Z-9836 5/12/87 A. & B. Building & Development Corporation
1A Appian Way, Allston
6. Z-9837 5/12/87 Alfred Leach
26 Dewey Street, Roxbury
7. Z-9838 5/12/87 Copley Investments
277-279 Dartmouth Street, Boston
8. Z-9849-9850 5/12/87 Fred P. Damata
8-8R Buckingham Street, Hyde Park
9. Z-9852 5/12/87 Robert Belanus
288 Amory Street, Jamaica Plain
10. Z-9853 5/12/87 Karla & Richard Karash
47 Chestnut Street, Boston
11. Z-9854 5/19/87 Michael Petrillo
140 Meridian Street, East Boston
12. Z-9856 5/12/87 Deborah J. Belcher
283 Main Street, Charlestown
13. Z-9857-9859 5/12/87 South Boston Community Housing
277-283 West Second Street &
162-164 & 172 Bolton Street, South Boston
14. Z-9860 5/12/87 East Boston Neighborhood Health Committee, Inc
10 Gove Street, East Boston
15. Z-9861 5/12/87 Derek Moore
54 Alpha Road, Dorchester
- *16. Z-9864 5/12/87 Mt. Calvary Holy Assembly No. 1
40 New England Avenue, Dorchester

*not included in original submission

BOARD OF APPEAL REFERRALS

MAY 7, 1987

Hearing

17.	Z-9865-9867	5/12/87	Orchard Realty Trust 28-37 June Street, Roslindale
18.	Z-9868	5/12/87	Peter Polhemus 30 Welles Avenue, Dorchester
19.	Z-9869 & 9908	5/19/87	Francis W. Grigalunas 30-32-34 Woodward Street, South Boston
20.	Z-9870	5/12/87	Conmore Realty Trust 452 Huntington Avenue, Hyde Park
21.	Z-9871	5/12/87	Marilyn Lanza & Harry Sagansky 155-159 Charles Street, Boston
22.	Z-9872	5/12/87	Linda Giles 92 Seaverns Avenue, Jamaica Plain
23.	Z-9873	5/19/87	Dock Square Parking Trust 20 Clinton Street, Boston
24.	Z-9874	5/19/87	William C. Martin 1 Eldora Street, Roxbury
25.	Z-9875	5/19/87	Michael J. Keefe 78-80 Birch Street, Roslindale
26.	Z-9877	5/19/87	John M. Price 4 Buchanan Road, Roslindale
27.	Z-9878	5/19/87	Gustav F. Gudath 41 Congreve Street, Roslindale
28.	Z-9879-9881	5/19/87	Trustees of Boston University 195-197 Bay State Road & 7 Buswell Street, Boston
29.	Z-9883	5/19/87	Claricia B. Mitchell 58 American Legion Highway, Mattapan
30.	Z-9890-9891	5/12/87	Stowers Realty Trust 511 East Fifth Street & 502R East Sixth Street, South Boston
31.	Z-9892-9894	5/19/87	P & T Realty Trust 15-19 Mohawk Street, South Boston
32.	Z-9895	5/19/87	Stop N Gas, Inc. 4334 Washington Street, Roslindale

*not included in original submission

BOARD OF APPEAL REFERRALS

MAY 7, 1987

Hearing

33.	Z-9896	5/12/86	David O'Leary 862 East Fifth Street, South Boston
34.	Z-9897	5/19/87	Elton Kellman 11 Greendale Road, Mattapan
35.	Z-9898	5/19/87	Ilya Schneider & Lev Vaysburd 192 Kelton Street, Allston
36.	Z-9899	5/19/87	Robert Raimondi 11 Kimball Street, Dorchester
37.	Z-9900	5/19/87	Roger Dashow 534 Commercial Street, Boston
38.	Z-9901	5/19/87	Thomas P. Connolly 7 Thwing Street, Roxbury
*39.	Z-9903	5/19/87	Albert L. Farah, Jr., Esquire 39 St. Botolph Street, Boston
40.	Z-9904	5/19/87	John McClellan 21 Huntoon Street, Dorchester
*41.	Z-9905	5/19/87	Commercial-Clark Realty Trust 280-292 Commercial Street, Bosotn
42.	Z-9906	5/19/87	Devens H. Mamlen 927-939 Boylston Street, Boston
*43.	Z-9910 & Z-9931-9932	5/19/87	Boston Housing Authority 265-267 Centre Street & 940-954 Parker Street, Jamaica Plain
*44.	Z-9911-9916 Z-9920-9930	5/19/87	Boston Housing Authority 30-66 Annunciation Road & 250-260 Ruggles Street, Roxbury
*45.	Z-9940	5/12/87	Jerome Tuck 1 Raymond Street, Allston
*46.	Z-10014	5/19/87	Boston College High School 150 Wm. T. Morrissey Boulevard Dorchester

*not included in original submission

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TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR OF
NEIGHBORHOOD PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 5/12/87 Z-9751
Eduardo & Stella Cespedes
580 Centre Street
Jamaica Plain

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from two-family dwelling to
office.

Violation(s): Professional office is conditional use.
Insufficient off-street parking.

VOTED: In reference to petition Z-9751, Eduardo & Stella Cespedes, 580 Centre Street, Jamaica Plain, for conditional use and variance for change of occupancy from two-family dwelling to office in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Centre Street in Jamaica Plain is a mix of local business uses and residential buildings. This specific area has four nearly identical lots and structures (freestanding wood framed two families) which lie between Parley Avenue and Burrage Street. On either side are two apartment buildings. To the rear of 580 Centre Street is a residential building. The building at 580 Centre Street is above the street grade by approximately ten or more feet. There is no parking aside from the curb parking which is in high demand. There are no reasons given for the conversion of these two residential units other than the desire to sell the property; this is not a sufficient reason for granting a conditional use permit. The
(Continued)

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Z-9751
Page 2

property is not in an appropriate location for office use as the contiguous parcels are residential. The conversion will adversely affect the adjoining properties and the loss of two residential units will negatively affect the community as a whole and set an undesirable precedent along this street.



Z-9751

580 CENTRE ST

JAMAICA PLAIN

Hearing: 5/12/87 Z-9761 & 9863
Robert J. Credle
33-37 Rill Street & 10-12 Ware Street
Dorchester

Site: 11,932 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect three-apartment and two-apartment townhouse structures.

Violation(s): Insufficient lot area and front yard.

VOTED: In reference to petitions Z-9761 & 9863, Robert J. Credle, 33-37 Rill Street & 10-12 Ware Street, Dorchester, for three variances to erect three-apartment and two-apartment structures in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular attention to exterior treatment, landscaping, and location of off-street parking be submitted to the Authority for design review approval. Proposal compatible with existing density of residential area.



Z-9761 & 9863 / 33-35-37 RILL ST 7 & 10 WARE ST DORCHESTER

Hearing: 5/12/87 Z-9834
Blue Hill Realty Trust
120 Blue Hill Avenue
Roxbury

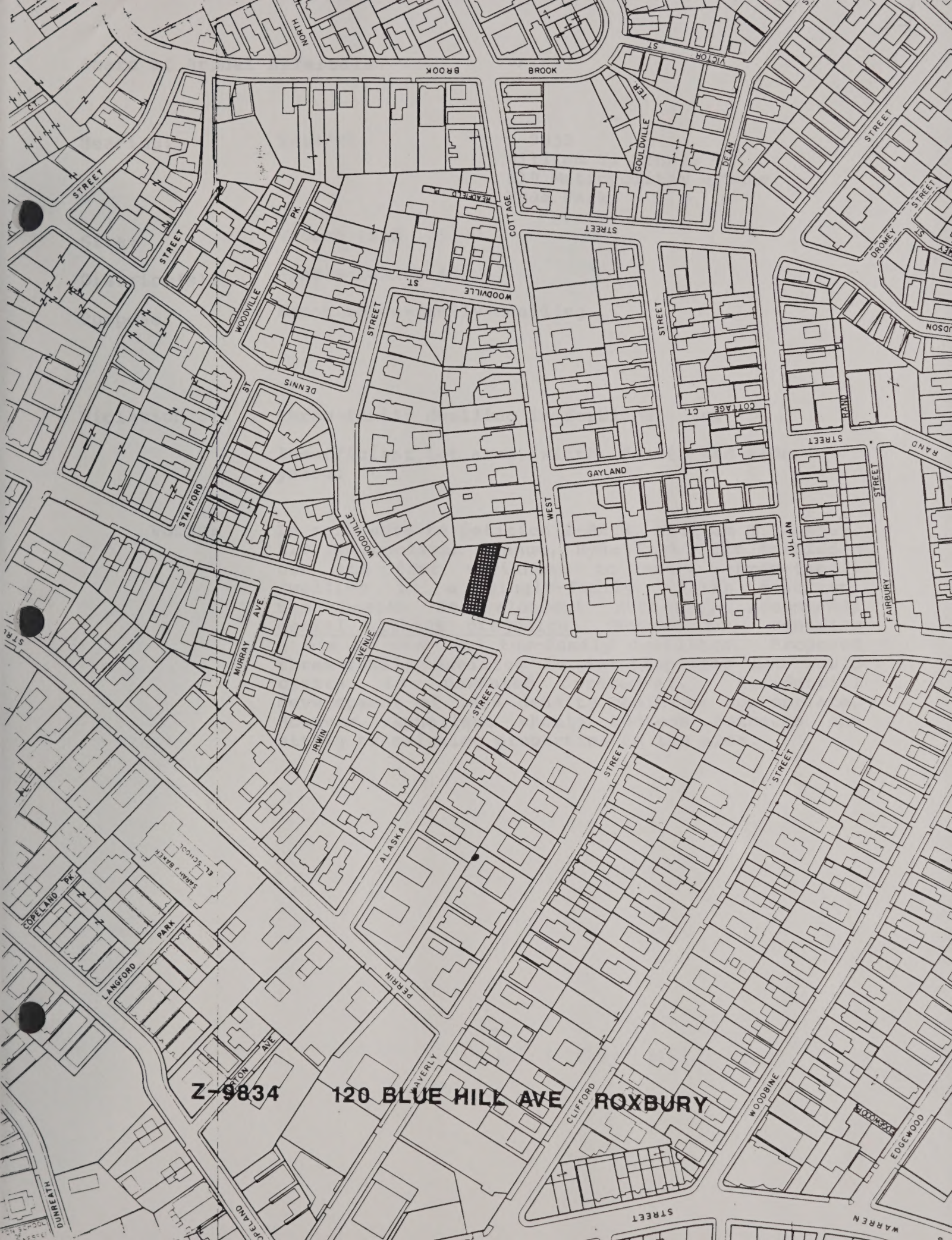
Site: One-story structure

District(s): Local business (L-1)

Purpose: Use premises for outdoor sale and display of
fifteen used cars.

Violation(s): Outdoor sale or display of used cars is forbidden
use.

VOTED: In reference to petition Z-9834, Blue Hill Avenue Realty Trust, 120 Blue Hill Avenue, Roxbury, for forbidden use to use premises for outdoor sale and display of fifteen used cars in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. The addition of a used car lot along Blue Hill Avenue is not beneficial to the surrounding community. Land uses compatible with the existing residential character of the area will encourage the positive redevelopment of the vacant and underutilized buildings. Blue Hill Avenue is a major thoroughfare through Roxbury, and its redevelopment will reflect the revitalization of the community.



Z-9834

120 BLUE HILL AVE ROXBURY

4

Hearing: 5/12/87 Z-9835
William T. Kenney
510 Metropolitan Avenue
Hyde Park

Site: Vacant land

District(s): Single-family (S-.5)

Purpose: Erect three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.

Insufficient lot area, width, front, and side yards.

VOTED: In reference to petition Z-9835, William T. Kenney, 510 Metropolitan Avenue, Hyde Park, for forbidden use and four variances to erect three-family dwelling in a single-family (S.-5) district, the Boston Redevelopment Authority recommends denial without prejudice. Neighborhood contains a mix of one- and two-family dwellings. Proposed three-family dwelling is inappropriate and would create an unwanted precedent. Residential development of less density could be appropriate. However, appellant should address setbacks and siting of existing properties in the area.



Z-9835

510 METROPOLITAN AVE HYDE PARK

Hearing: 5/12/87 Z-9836
A & B Building & Development
Corporation
1A Appian Way
Allston
Site: 4,167 Square feet of vacant land
District(s): Residential, three-family (R-.8)
Purpose: Erect three-apartment townhouse structure.

Violation(s): Insufficient lot area, front, rear yards, and
off-street parking.

VOTED: In reference to petition Z-9836, A & B Building & Development Corporation, 1A Appian Way, Allston, for four variances to erect three-apartment townhouse structure in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Lot contains 4,167 square feet. Appellant proposes to build three townhouse units with garages underneath. While three-family use is allowed in district, the configuration of this plan on this smaller than average lot is unacceptable. The building does not follow the setback lines of either Raymond or Appian Way. The side of the building facing Raymond Street is windowless, which is unacceptable regardless of siting. The plan calls for three curbcuts one of which is approximately 20 feet from the intersection. The first floor facing Appian Way has only a garage door and door to unit. In summary, the plan is inappropriate for architectural design, siting, and parking reasons. A new plan addressing the above concerns should be submitted.



Z-9836

1A APPIAN WAY

ALLSTON

Hearing: 5/12/87 Z-9837
Alfred Leach
26 Dewey Street
Roxbury

Site: 2,688 Square feet of land

District(s): Apartment (H-1)

Purpose: Erect one-family modular dwelling.

Violation(s): Insufficient lot area side yard.

VOTED: In reference to petition Z-9837, Alfred Leach, 26 Dewey Street, Roxbury, for two variances to erect one-family modular dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial without prejudice. Siting of structure, off-street parking, and yard area are concerns to be addressed by the appellant.



Z-9837 26 DEWEY ST ROXBURY

Hearing: 5/12/87 Z-9838
Copley Investments/279 Inc.
277-279 Dartmouth Street
Boston

Site: Four-story structure

District(s): General business (B-3-65)

Purpose: Legalize two existing illuminated window signs.

Violation(s): Illuminated signs not allowed.

VOTED: In reference to petition Z-9838, Copley Investments/279 Inc., 277-279 Dartmouth Street, Boston, for conditional use to legalize two illuminated window signs in a general business (B-3-65) district, the Boston Redevelopment Authority recommends approval for one year to allow for revised guidelines controlling such use in this area to be completed by the Back Bay Architectural Commission.



Z-9838

277-279 DARTMOUTH ST BOSTON

Hearing: 5/12/87 Z-9849-9850
Fred P. Damata
8-8R Buckingham Street
Hyde Park

Site: 1½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Subdivide; legalize occupancy as one-family dwelling;
erect one-family dwelling.

Violation(s): Insufficient lot area, frontage, and rear yard.

VOTED: In reference to petitions Z-9849-9850,
Fred P. Damata, 8-8R Buckingham Street, Hyde
Park, for four variances to subdivide, legalize
occupancy as one-family dwelling and erect
one-family dwelling in a residential (R-.5)
district, the Boston Redevelopment Authority
recommends denial without prejudice. Proposed
subdivision creating a dwelling in rear of another
is contrary to the existing neighborhood land
use pattern of frontal structures.



Z-9849-9850

8-8R BUCKINGHAM ST

HYDE PARK

5/7/87

9

Hearing: 5/12/87 Z-9852
Robert Belanus
288 Amory Street
Jamaica Plain

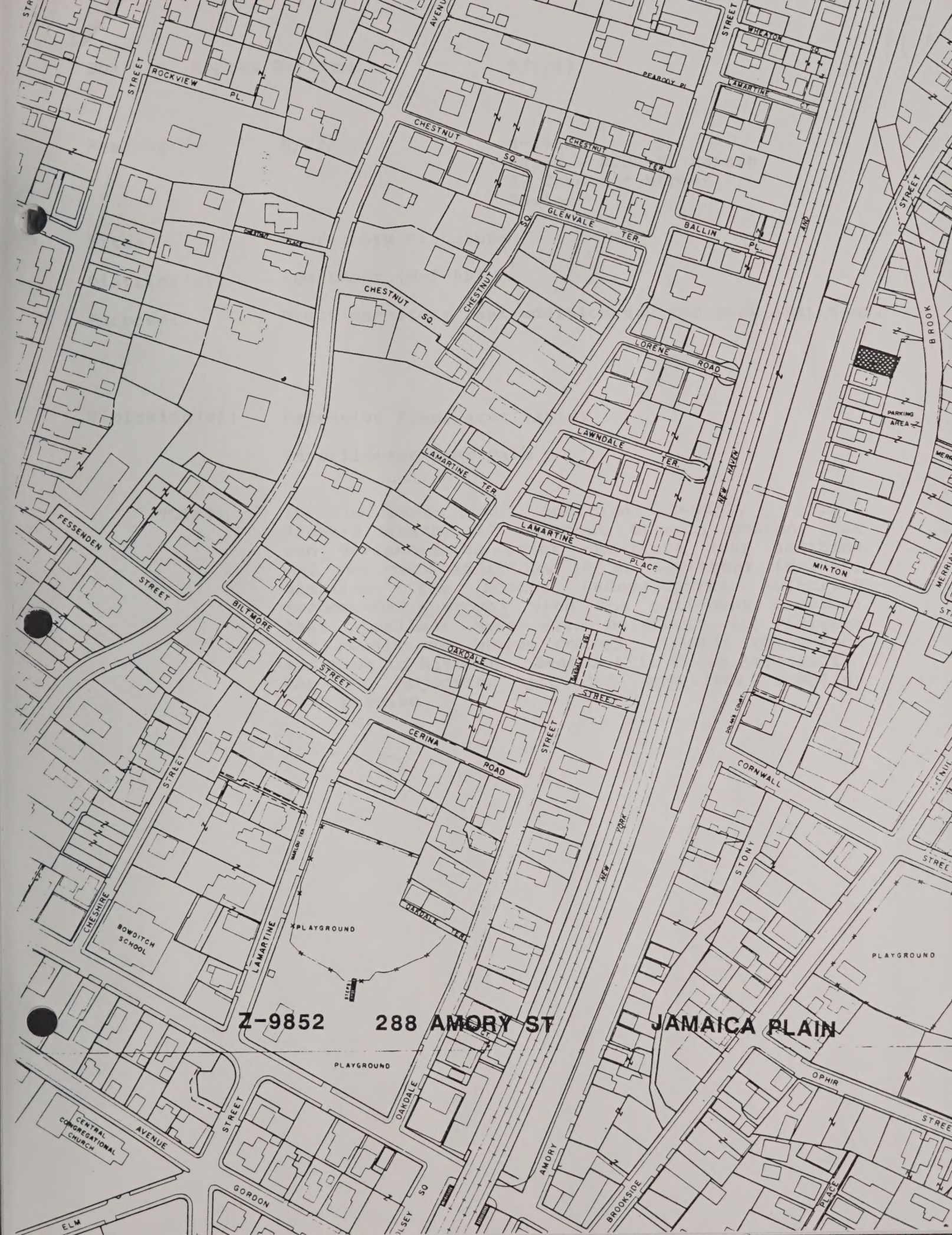
Site: 2½-story structure

District(s): Manufacturing (M-2)

Purpose: Erect shed dormer addition to three-family dwelling.

Violation(s): Extension of nonconforming use.

VOTED: In reference to petition Z-9852, Robert Belanus, 288 Amory Street, Jamaica Plain, for extension of nonconforming use in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends denial. Prominent third-floor additions are inconsistent with the scale of adjoining structures. Because the addition is in existence, any other decision should require certified engineers report on structural soundness of entire building.



Z-9852

288 AMORY ST

JAMAICA PLAIN

Hearing: 5/12/87 Z-9853
Karla & Richard Karash
47 Chestnut Street
Boston

Site: Four-story structure

District(s): Apartment (H-2-65)

Purpose: Erect one-story rear addition and two deck additions.

Violation(s): Excessive floor area ratio.
Insufficient rear yard.

VOTED: In reference to petition Z-9853, Karla & Richard Karash, 47 Chestnut Street, Boston, for two variances to erect one-story rear addition and two deck additions in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval with the following proviso: that appellant meet with neighbors to mitigate air conditioner noise concern. Small three-foot addition to kitchen. Beacon Hill Civic Association has no objection provided appellant complies with proviso.



Z-9853 47 CHESTNUT ST BOSTON

Hearing: 5/19/87 Z-9854
Michael Petrillo
140-142 Meridian Street
East Boston

Site: Three-story structure

District(s): General business (B-2)

Purpose: Change occupancy from store; club and hall to
four apartments and store.

Violation(s): Insufficient lot area, open space, and off-street
parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-9854, Michael Petrillo,
140-142 Meridian Street, East Boston, for four
variances for change of occupancy from store,
club, and hall to four apartments and store in
a general business (B-2) district, the Boston
Redevelopment Authority recommends approval.
Second and third floors will be substantially
renovated to accommodate proposed apartments;
commercial use will continue to occupy the first
floor. Units containing approximately 1,000
square feet of living space will be consistent
with residential properties in this mixed
residential-commercial area.



Z-9854

140 MERIDIAN ST

EAST BOSTON

Hearing: 5/12/87 Z-9856
Deborah J. Belcher
283 Main Street
Charlestown

Site: Three-story structure

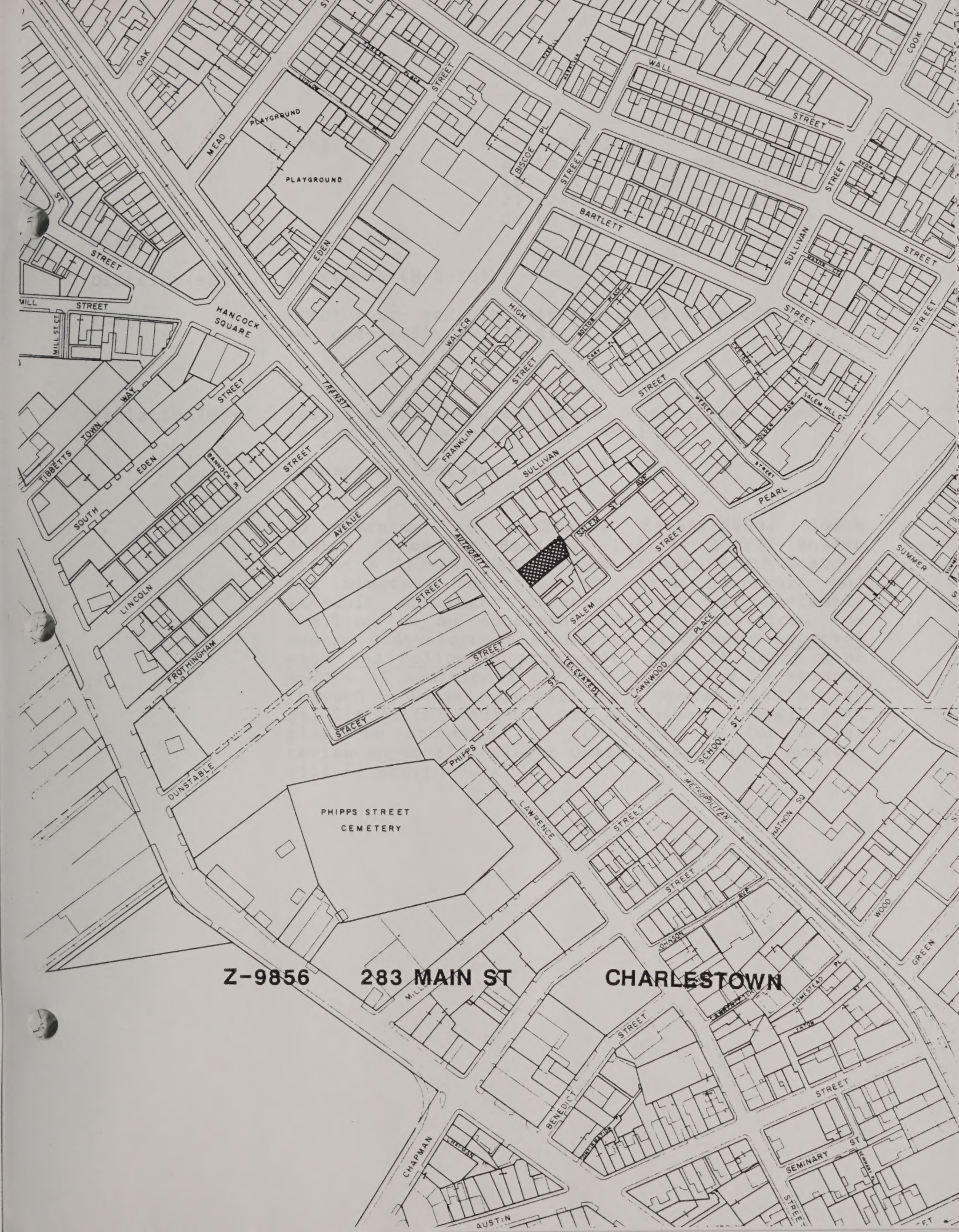
District(s): Local business (L-1)

Purpose: Change occupancy from three-family dwelling and store to three-family dwelling and take-out restaurant.

Violation(s): Take-out restaurant is conditional use.
Insufficient off-street parking.

VOTED: In reference to petition Z-9856, Deborah J. Belcher, 283 Main Street, Charlestown, for conditional use and variance for change of occupancy from three-family dwelling and store to three-family dwelling and take-out restaurant in a local business (L-1) district, the Boston Redevelopment Authority recommends approval. Take-out sub shop is an existing condition for many years and serves the immediate neighborhood.

Z-9856 283 MAIN ST CHARLESTOWN



Z-9856

283 MAIN ST

CHARLESTOWN

Hearing: 5/12/87 Z-9857-9859
South Boston Community Housing
162-164 & 172 Bolton Street &
277-283 West Second Street
South Boston

Site: Vacant land

District(s): Apartment (H-1-50)

Purpose: Erect four- and six-unit apartment structures
and one-family dwelling.

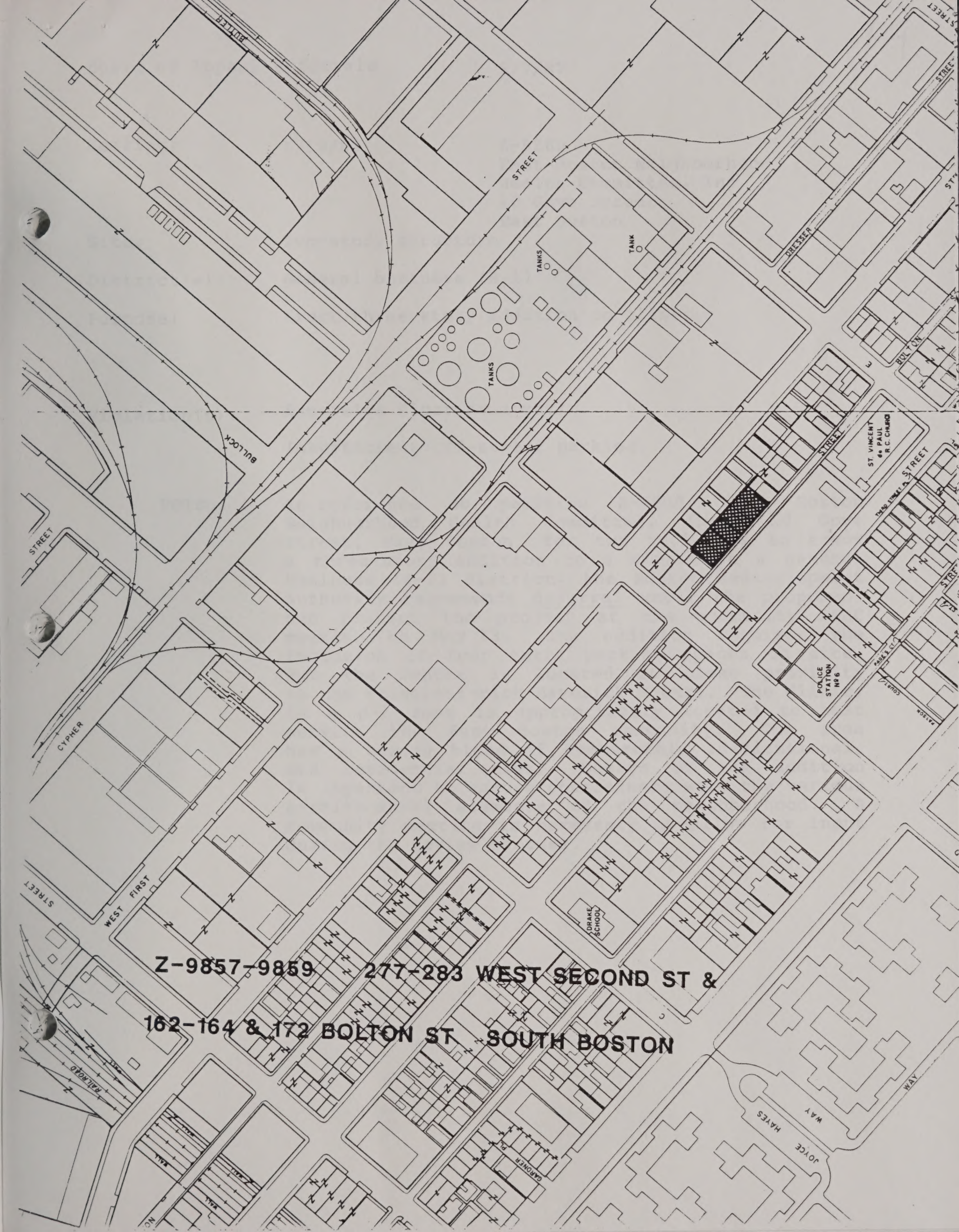
Violation(s): Insufficient lot area, width, open space, front,
rear yards, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petitions Z-9857-9859, South
Boston Community Housing, 162-164 & 172 Bolton
Street & 277-283 West Second Street, South Boston,
for nineteen variances to erect four-unit and
six-unit apartment structures and a one-family
dwelling in an apartment (H-1-50) district, the
Boston Redevelopment Authority recommends approval
with the following provisos: that at least nine
spaces of additional off-street parking be secured
through a lease agreement as proposed with nearby
St. Vincent's Church, or by other means; that
plans be submitted to the Authority for design
review approval. Eleven units of essential housing
will be provided.

Z-9857-9859 277-283 WEST SECOND ST &

162-164 & 172 BOLTON ST SOUTH BOSTON



5/7/87

14

Hearing: 5/12/87 Z-9860
East Boston Neighborhood
Health Committee, Inc.
10 Gove Street
East Boston

Site: Two-story structure

District(s): General business (B-1)

Purpose: Erect three-story addition to clinic.

Violation(s): Excessive floor area ratio.
Insufficient off-street parking.

VOTED: In reference to petition Z-9860, East Boston Neighborhood Health Committee, Inc., 10 Gove Street, East Boston, for two variances to erect a three-story addition to a clinic in a general business (B-1) district, the Boston Redevelopment Authority recommends deferral until the proponent can present the project at the community PZAC meeting on May 13. The addition requires the inclusion of four extra parking spaces on site. But the center is located in close proximity to the transient-rich Maverick Square. The Clinic, in a B-1 zone is appropriately located to best service the East Boston community. The area has a strong blend of commercial, institutional, and residential uses. Design of the addition is important to ensure consistency with the various architectural elements of the neighborhood. A community meeting is necessary to allow for input during the review process.



LEXINGTON

PUBLIC LIBRARY
EAST BOSTON
BRANCH

PRINCETON

SARATOGA

BENNINGTON

PORTER

LONG

SUMMER TUNNEL ENTRANCE

CALLAHAN TUNNEL EXIT

MUNICIPAL
GYMNASIUM
AND
BATHS

LAYMAN
SCHOOL

GEORGE ROBERT
WHITE FUND
HEALTH UNIT

ALSO KNOWN AS WILLIAM C. KELLY
SQUARE
CENTRAL
SQUARE

Z-9860

10 GOVE ST

EAST BOSTON

LINE

BULKHEAD

DECATUR

STREET

HAVRE

LONDON

FITTON
SCHOOL

LIVERPOOL

STREET

MAVERICK

BORDER

DOCK

DOCK

APPROX

DRY

DOCK

Hearing: 5/12/87 Z-9861
Derek Moore
54 Alpha Road
Dorchester

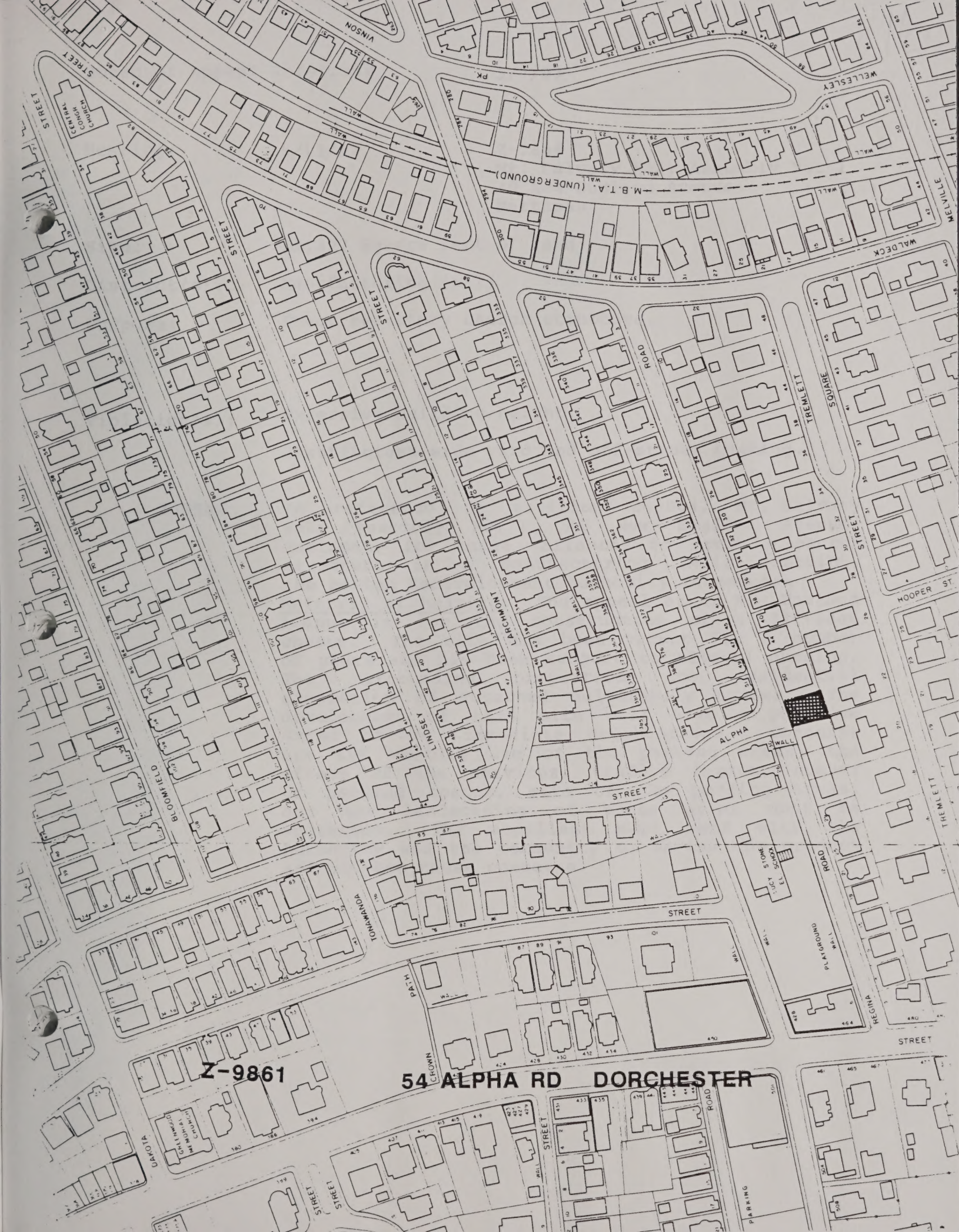
Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from three to four apartments.

Violation(s): Insufficient lot area and open space.
Excessive floor area ratio.

VOTED: In reference to petition Z-9861, Derek Moore, 54 Alpha Road, Dorchester, for three variances for change of occupancy from three- to four-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Existing dense neighborhood; new dwelling units must provide off-street parking, adequate open space, and living space, which this unit does not. Community concerned about negative precedent.



Z-9861

54 ALPHA RD DORCHESTER

Hearing: 5/12/87 Z-9864
Mt. Calvary Holy Assembly No. 1
40 New England Avenue
Mattapan

Site: 12,397 Square feet of land

District(s): Manufacturing (M-1)

Purpose: Erect two-story church structure.

Violation(s): Excessive building height.
Insufficient side yard and off-street parking.

VOTED: In reference to petition Z-9864, Mt. Calvary Holy Assembly No. 1, 40 New England Avenue, Mattapan, for three variances to erect a church structure in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends deferral of hearing. The appeal at 40 New England Avenue is for the construction of a 320-seat church. The site has been vacant for a number of years and has been subject to illegal dumping. The surrounding properties are residential consisting of detached multifamily houses. The development of this site will have a positive impact on the immediate neighborhood. Concerns are the weekday use of the parking areas, the effect of the services, traffic impact, number of parking spaces, size of the parking areas, and the landscaping of these areas must be addressed. The appellant must meet with the Authority and the community to review the project and address these concerns.



ST. MARY'S
CEMETERY

JOHN G. WHITE
SCHOOL

Z-9864

40 NEW ENGLAND AVE DORCHESTER

Hearing: 5/12/87 Z-9865-9867
Orchard Realty Trust
28-30 & 37 June Street
Roslindale

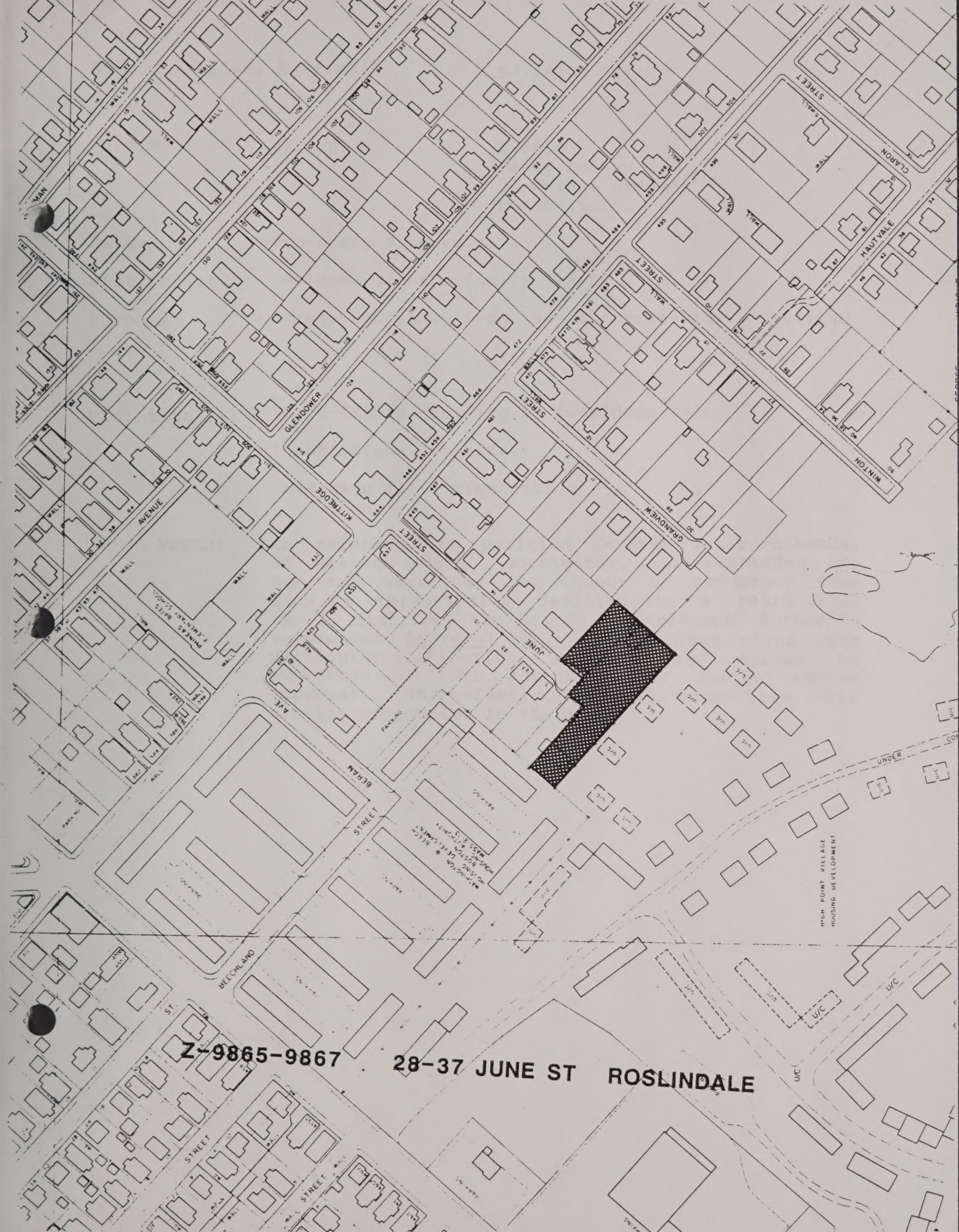
Site: Three two-family dwellings.

District(s): Single-family (S-.5)

Purpose: Allow parking within front and side yards.

Violation(s): Off-street parking not allowed within front or side yards.

VOTED: In reference to petitions Z-9865-9867, Orchard Realty Trust, 28-30 & 37 June Street, Roslindale, for three variances to allow parking within front and side yards or three two-family dwellings in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Relocation of off-street parking to the front of the lot will provide an additional three spaces and preserve yard area by elimination of a driveway.



Z-9865-9867

28-37 JUNE ST ROSLINDALE

Hearing: 5/12/87 Z-9868
Peter Polhemus
30 Welles Avenue
Dorchester

Site: Two-story structure

District(s): Residential, two-family (R-.5)

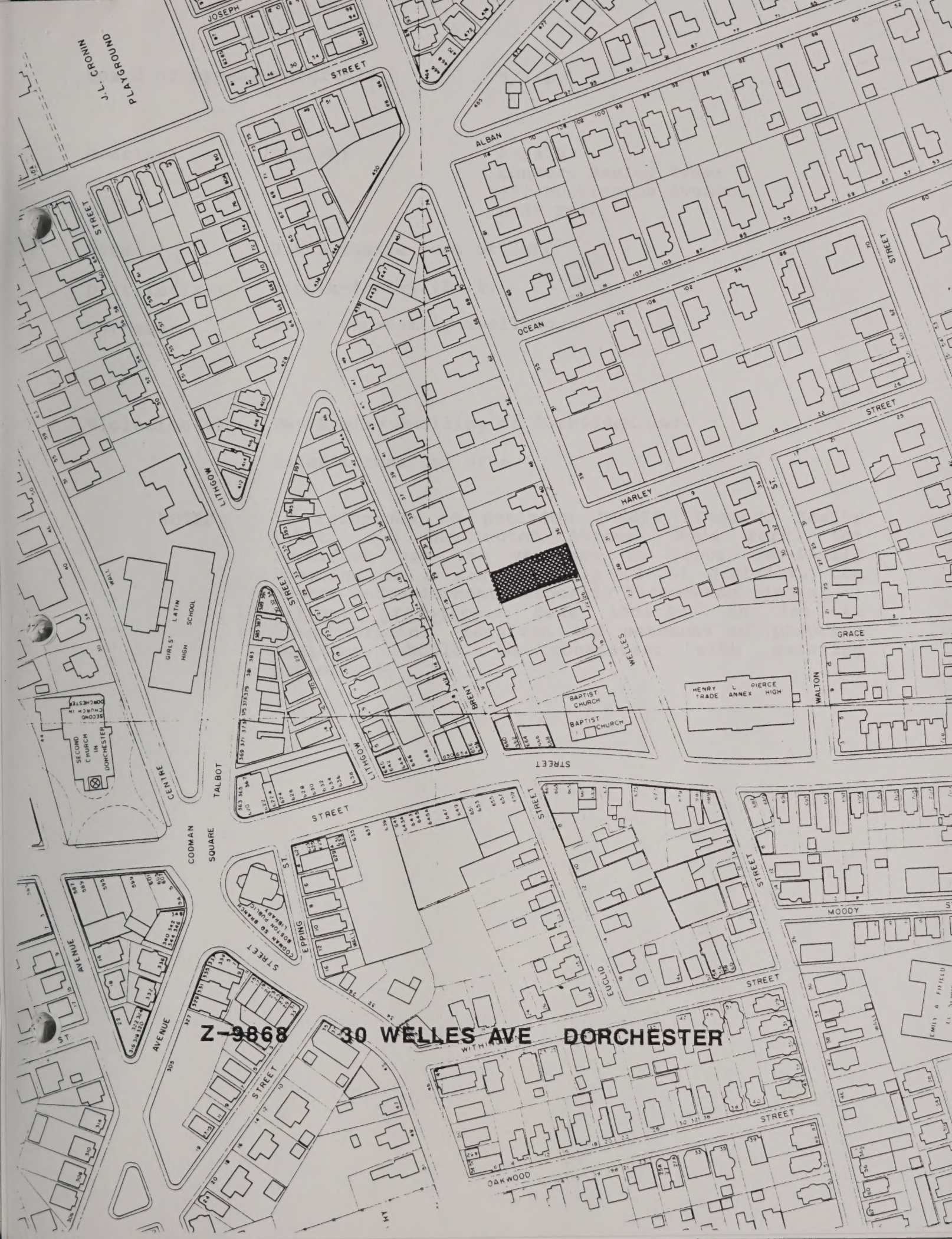
Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.

Insufficient lot area.

Excessive floor area ratio.

VOTED: In reference to petition Z-9868, Peter Polhemus, 30 Welles Avenue, Dorchester, for forbidden use and two variances for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular attention to secondary egress be submitted to the Authority for design review approval. Three-family dwelling compatible with similar properties in the area.



Z-9868

30 WELLES AVE DORCHESTER

Hearing: 5/12/87 Z-9870
Conmore Realty Trust
452 Huntington Avenue
Hyde Park

Site: 9,875 Square feet of land

District(s): Single-family (S-.5)

Purpose: Erect two-family dwelling.

Violation(s): Two-family dwelling is forbidden use.
Insufficient lot area.

VOTED: In reference to petition Z-9870, Conmore Realty Trust, 452 Huntington Avenue, Hyde Park, for forbidden use and variance to erect two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Side location on lot is inappropriate. Location and setbacks of proposed dwelling should be consistent with existing properties.



Z-9870

452 HUNTINGTON AVE HYDE PARK

Hearing: 5/12/87 Z-9871
Marilyn A. Lanza & Harry Sagansky
155-159 Charles Street
Boston

Site: One-story structure

District(s): Local business (L-2-65)

Purpose: Change occupancy from retail stores to same and
offices; erect three-story addition.

Violation(s): Excessive floor area ratio.
Insufficient rear yard and setback of parapet.

VOTED: In reference to petition Z-9871, Marilyn A. Lanza & Harry Sagansky, 155-159 Charles Street, Boston, for three variances for change of occupancy from retail stores to same and offices and erect three-story addition in a local business (L-2-65) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Proposed three-story addition to Phillips Drug Store at Leverett Circle for office space will not exceed height limit. Subsequent approval must be received from Beacon Hill Architectural Commission.

5/7/87

22

Hearing: 5/12/87 Z-9872
Linda E. Giles
92 Seaverns Avenue
Jamaica Plain

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Erect sundeck addition to three-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-9872, Linda E. Giles, 92 Seaverns Avenue, Jamaica Plain, for variance to erect sundeck addition to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Deck will be constructed over existing addition to appellant's residence. Side yard deficiency existing.



Z-9872

92 SEAVERNS AVE JAMAICA PLAIN

Hearing: 5/19/87 Z-9873
Dock Square Parking Trust
20 Clinton Street
Boston

Site: Six-story structure

District(s): General business (B-8)

Purpose: Change occupancy from greenhouse, garage, and
two restaurants to greenhouse, parking garage,
restaurant, and take-out restaurant.

Violation(s): Take-out restaurant is conditional use.

VOTED: In reference to petition Z-9873, Dock Square Parking Trust, 20 Clinton Street, Boston, for conditional use for change of occupancy from greenhouse, garage, and two restaurants to greenhouse, parking garage, restaurant, and take-out restaurant in a general business (B-8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Full-service restaurant will provide take-out accommodations.



Z 9873

20 CLINTON ST BOSTON

Hearing: 5/19/87

Z-9874
William C. Martin
1 Eldora Street
Roxbury

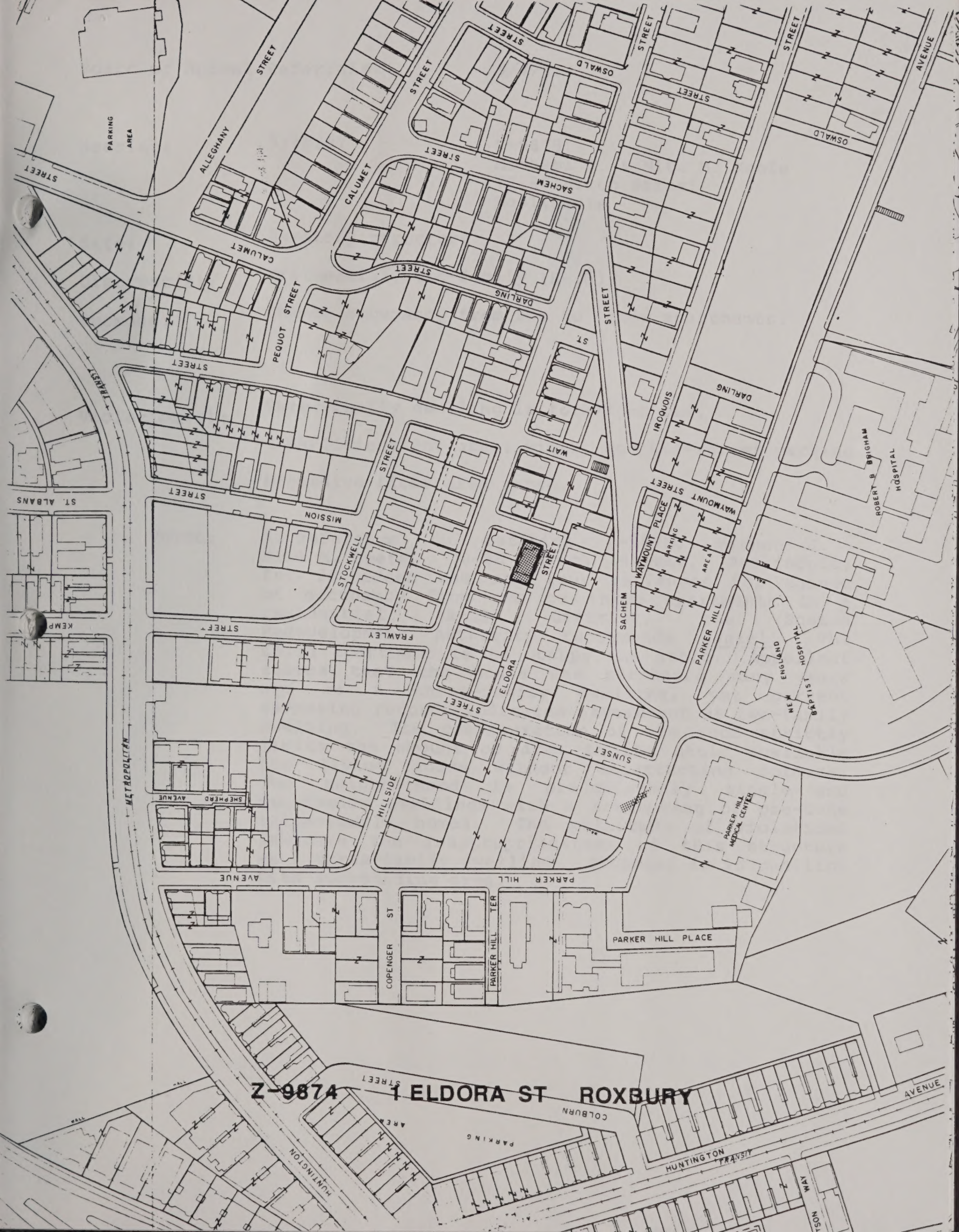
Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Use of basement and attic space of three-family dwelling.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-9874, William C. Martin, 1 Eldora Street, Roxbury, for variance for use of basement and attic space of three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the occupancy not exceed the legal three-family use; that plans be submitted to the Authority for design review approval. Complete renovation of structure with gable dormer and roofdeck additions.



Z-9874

1 ELDORA ST

ROXBURY

Hearing: 5/19/87 Z-9875
Michael J. & Nita M. Keefe
78-80 Birch Street
Roslindale

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two to three apartments.

Violation(s): Three-family dwelling is forbidden use.
Insufficient lot area, width, and off-street parking.
Excessive floor area ratio.

VOTED: In reference to petition Z-9875, Michael J. & Nita M. Keefe, 78-80 Birch Street, Roslindale, for forbidden use and four variances for change of occupancy from two to three apartments in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. The third apartment is to occupy the attic. Appellant states that the house was purchased many years ago as a three-family dwelling, yet current assessing records indicates assessment as two-family dwelling. The configuration of the roof strictly limits the amount of area in the attic available for living space without constructing dormers. The neighborhood is predominantly single- and two-family dwellings with a scattering of pre-Code three-family homes. The multitude of violations indicate the inappropriateness of this structure as a three-family dwelling. Proposal is in conflict with surrounding area.

78-80 BIRCH ST. ROSLINDALE

Hearing: 5/19/87

Z-9877
John M. Price
4 Buchanan Road
Roslindale

Site: Two-story structure

District(s): Single-family (S-.5)

Purpose: Erect 1½-story addition to one-family dwelling.

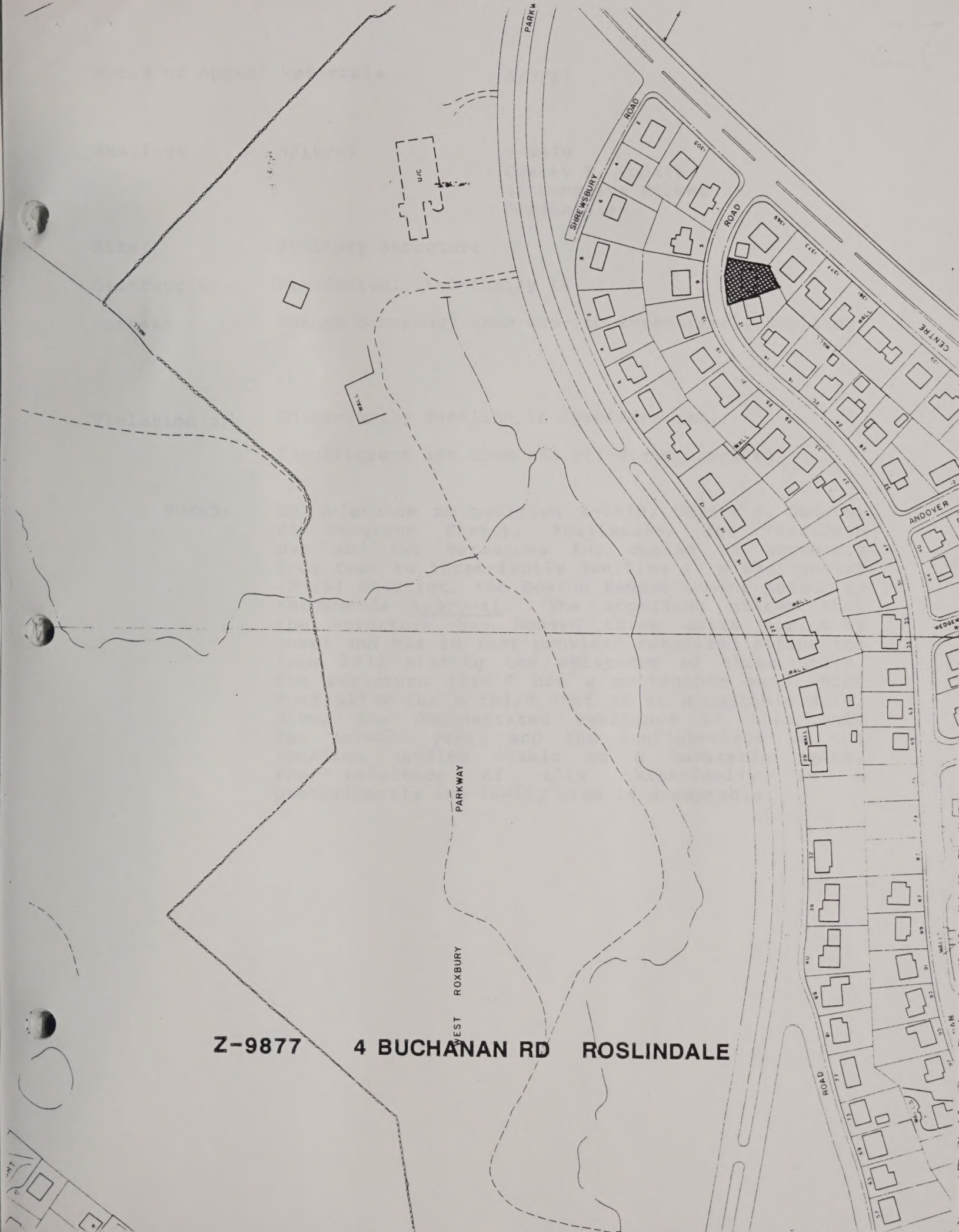
Violation(s): Insufficient side and rear yards.

VOTED: In reference to petition Z-9877, John M. Price, 4 Buchanan Road, Roslindale, for two variances to erect 1½-story addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Expansion of small kitchen area will not intrude upon adjacent properties.

Z-9877

4 BUCHANAN RD

ROSLINDALE



5/7/87

Hearing: 5/19/87 Z-9878
Gustav F. Gudath
41 Congreve Street
Roslindale

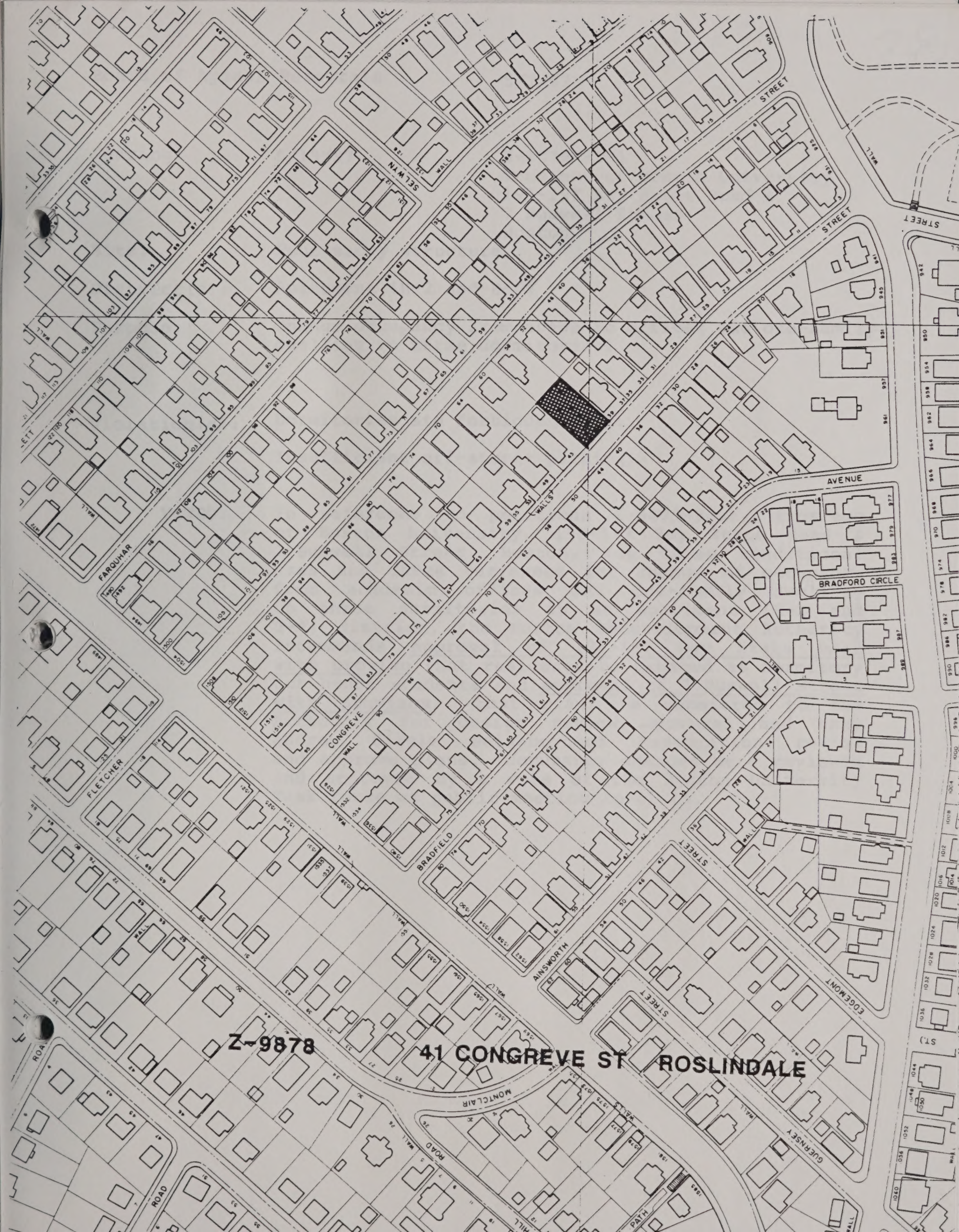
Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.
Insufficient lot area and off-street parking.

VOTED: In reference to petition Z-9878, Gustav F. Gudath, 41 Congreve Street, Roslindale, for forbidden use and two variances for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. The appellant states that the structure has housed three units for many years and has in fact provided notarized affidavits from 1932 stating the existence of three units. The structure itself has a multigable roof which does allow for a third unit of an acceptable size. Given the demonstrated existence of this unit for several years and the configuration of the roofline lending itself to a habitable space, the existence of this three-family in a predominantly two-family area is acceptable.



Z-9878

41 CONGREVE ST ROSLINDALE

Board of Appeal Referrals

5/7/87

Hearing: 5/19/87 Z-9879-9881
Trustees of Boston University
195-197 Bay State Road &
7 Buswell Street
Boston

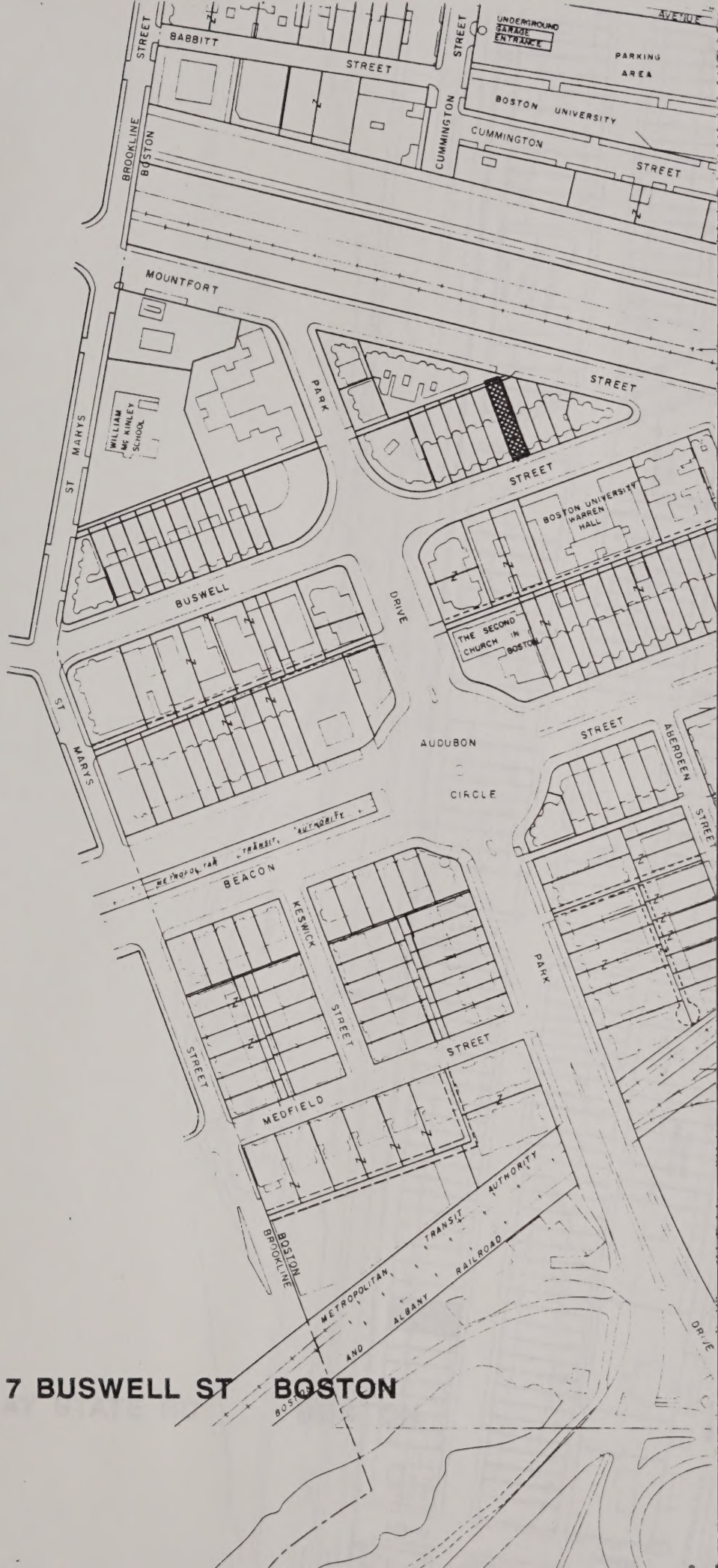
Site: Four-story structure

District(s): Apartment (H-2 and H-4)

Purpose: Change occupancy from academic offices and one-family dwelling to three dormitories.

Violation(s): Dormitories are forbidden uses.
Insufficient off-street parking.

VOTED: In reference to petitions Z-9879-9881, Trustees of Boston University, 195-197 Bay State Road & 7 Buswell Street, Boston, for three conditional uses and three variances for change of occupancy from academic offices and one-family dwelling to three dormitories in an apartment (H-2 and H-4) district, the Boston Redevelopment Authority recommends approval of 195-197 Bay State Road with proviso that residence be managed as dormitory for honor students and approval of 7 Buswell Street with provisos: that plans be submitted to the Authority for design review approval and that Andrew Circle Neighborhood Association review and approve plans. Occupancy changes were reviewed and approved by a vote of the Boston University Task Force at public meeting April 15.



Z-9879-9881

7 BUSWELL ST BOSTON

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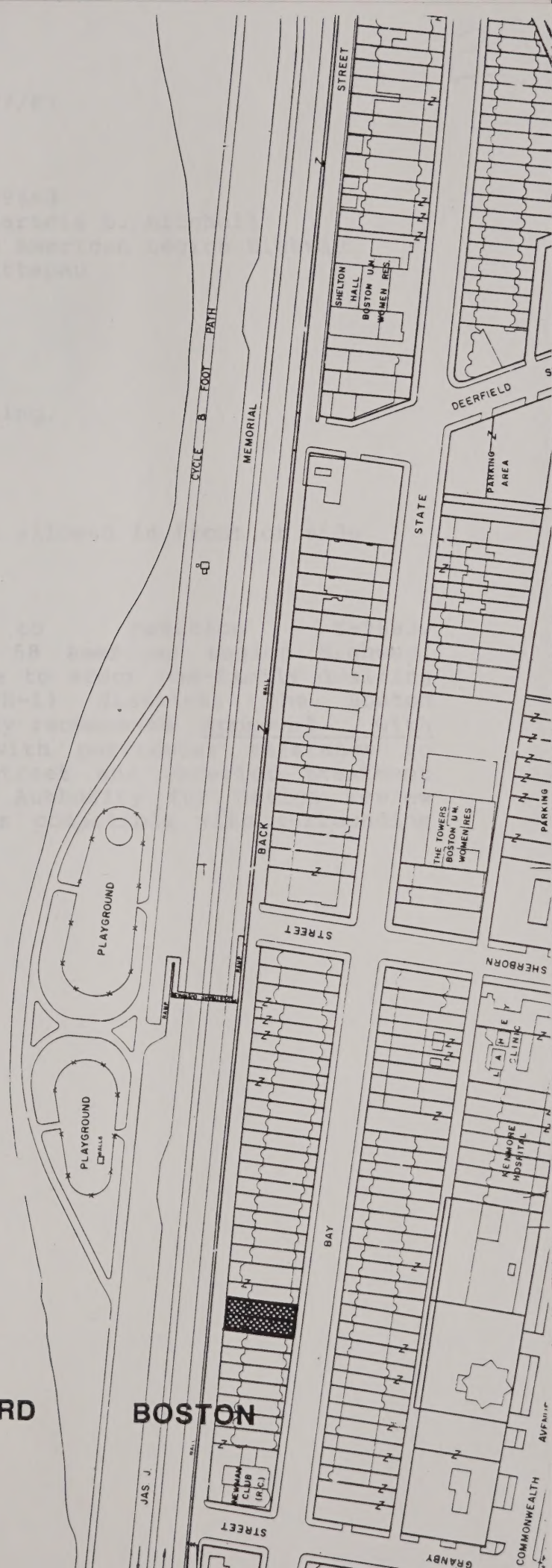
RIVER

CHARLES

Z-9879-9881

195-197 BAY STATE RD

BOSTON



5/7/87

29

Hearing: 5/19/87 Z-9883
Claricia B. Mitchell
58 American Legion Highway
Mattapan

Site: Vacant land

District(s): Apartment (H-1)

Purpose: Erect one-family dwelling.

Violation(s): Off-street parking not allowed in front or side yards.

VOTED: In reference to petition Z-9883, Claricia B. Mitchell, 58 American Legion Highway, Mattapan, for variance to erect one-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular reference to driveway on Angell Street and exterior treatment be submitted to the Authority for design review approval. Proposal is compatible with surrounding properties.



Z-9883

58 AMERICAN LEGION HGHY MATTAPAN

Hearing: 5/12/87 Z-9890-9891
Stowers Realty Trust
511 East Fifth Street &
502R East Sixth Street
South Boston

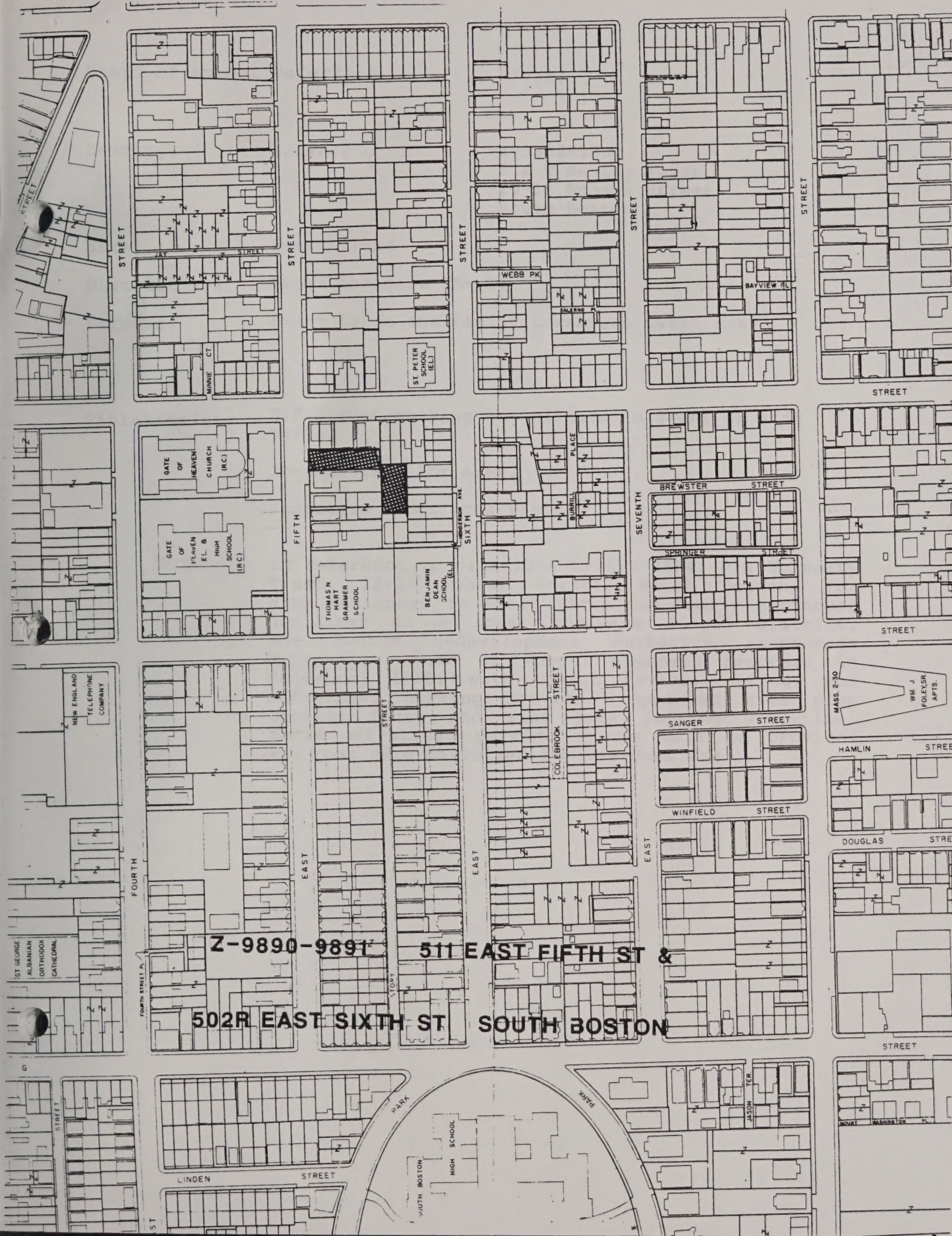
Site: One- and two-story structures

District(s): Apartment (H-1-50)

Purpose: Change occupancy from sheet metal shop to private school.

Violation(s): Insufficient off-street parking.

VOTED: In reference to petitions Z-9890-9891, Stowers Realty Trust, 511 East Fifth Street & 502R East Sixbury Street, South Boston, for two variances for change of occupancy from sheet metal shop to private school in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends deferral of hearing. The South Boston Heights Academy is in the process of seeking a permanent location after recent sale of and displacement from former location. A community meeting was conducted on March 14 at which time area residents voiced opposition. Authority has been unable to contact appellants for review of this proposal. Appellants should meet with the Authority and again with the community to resolve concerns. The introduction of a fourth school within a two-block radius warrants further discussion and review.



Z-9890-9891

511 EAST FIFTH ST &

502R EAST SIXTH ST

SOUTH BOSTON

5/7/87

31

Hearing: 5/19/87 Z-9892-9894
P & T Realty Trust
15-19 Mohawk Street
South Boston

Site: Vacant land

District(s): Local business (L-.5)

Purpose: Erect three one-family townhouse dwellings.

Violation(s): Off-street parking not allowed in front or side yards.

Insufficient lot area.

Excessive floor area ratio.

VOTED: In reference to petitions Z-9892-9894, P & T Realty Trust, 15-19 Mohawk Street, South Boston, for nine variances to erect three one-family townhouse dwellings in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval. Board of Appeal approved proposal in December, 1986, with design review, siting, and off-street parking proviso. Approved site plan created front and side yard parking violation. Three off-street parking spaces will be provided and rear yard maximized for resident use.



Z-9892-9894 15-19 MOHAWK ST SOUTH BOSTON

Hearing: 5/19/87 Z-9895
Stop N Gas, Inc.
4334 Washington Street
Roslindale

Site: Gas Station

District(s): Residential, two-family (R-.5)

Purpose: Use premises for sale of five used cars.

Violation(s): Outdoor sale or display or fused cars is forbidden use.

VOTED: In reference to petition Z-9895, Stop N Gas, Inc., 4334 Washington Street, Roslindale, for forbidden use to use premises for sale of five used cars in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. The property is located in an area along Washington Street which is predominantly residential with the presence of local business activities. The sale of used cars in this area would introduce a use that currently does not exist. It is critical to reserve the commercial activities on this part of Washington Street for those that would serve the needs of the local residents. Used car sales serve the need of the more general public and would be inappropriate at this location.

Z-9895 4334 WASHINGTON ST ROSLINDALE

Board of Appeal Referrals

5/7/87

33

Hearing: 5/12/87

Z-9896
David O'Leary
862 East Fifth Street
South Boston

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-9896, David O'Leary, 862 East Fifth Street, South Boston, for variance for change of occupancy from two- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that off-street parking be provided. Appellant states that this is an existing condition.

Z-9896

862 EAST FIFTH ST SOUTH BOSTON



5/7/87

34

Hearing: 5/19/87 Z-9897
Elton Kellman
11 Greendale Road
Mattapan

Site: 6,674 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect six-unit apartment structure.

Violation(s): Insufficient lot area and open space.

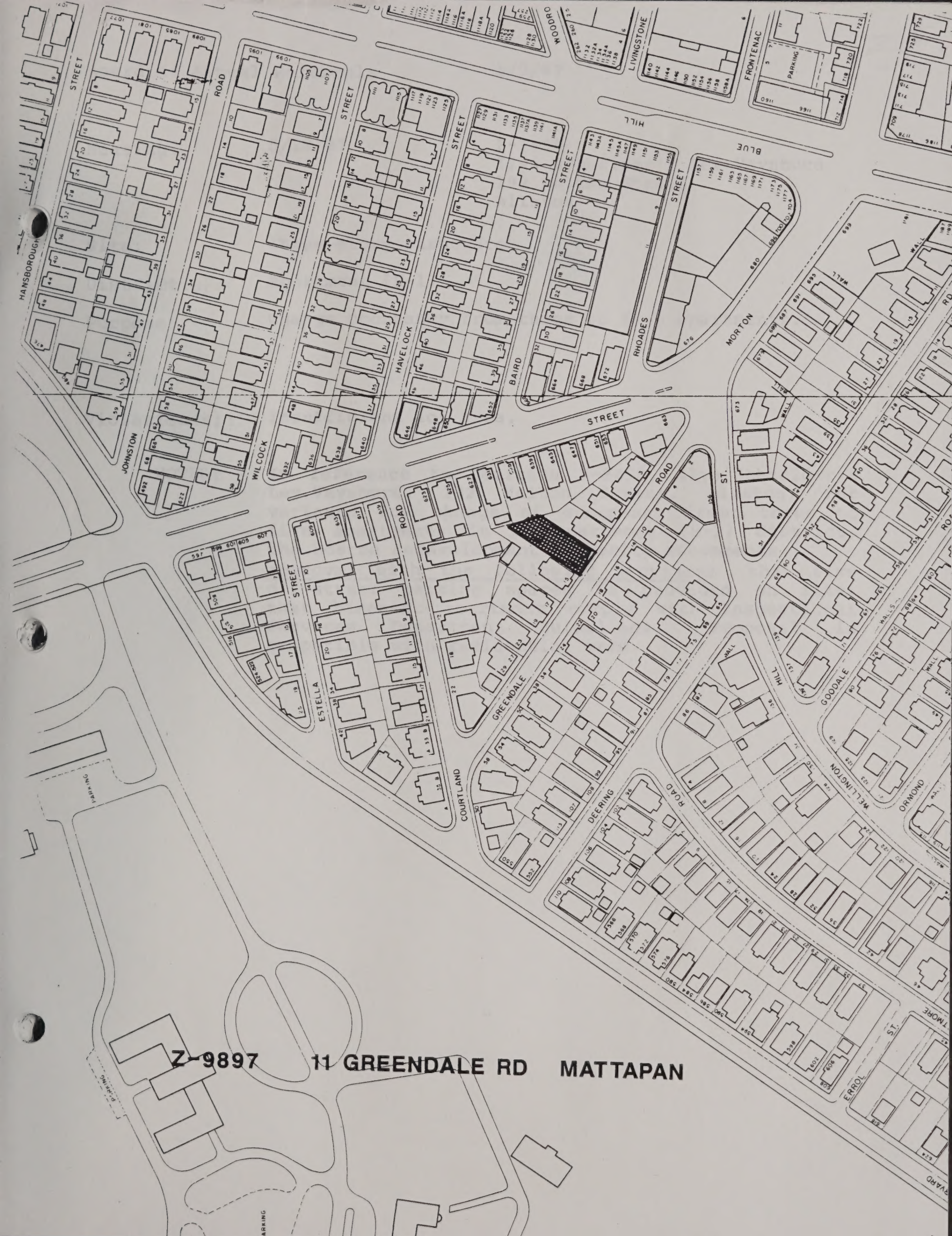
VOTED: In reference to petition Z-9897, Elton Kellman, 11 Greendale Road, Mattapan, for two variances to erect six-unit apartment structure in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial without prejudice. The land has been vacant for a number of years; the present proposal for this site is inappropriate as submitted. Construction of new housing in this area should provide adequate open space, off-street parking, and be compatible with the general character of the neighborhood. Appellant has failed to submit plans or information to the Authority, which has therefore been unable to properly review the proposal. A project of this magnitude must be reviewed with the Authority and the neighborhood to address specific concerns related to the area.

Z-9897

11 GREENDALE RD MATTAPAN

Z-9897

11 GREENDALE RD MATTAPAN



Hearing: 5/19/87 Z-9898
Ilya Schneider & Lev Vaysburd
192 Kelton Street
Allston

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from three to five apartments.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-9898, Ilya Schneider & Lev Vaysburd, 192 Kelton Street, Allston, for variance for change of occupancy fromt three to five apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that five off-street parking spaces be provided on site; that basement apartment comply with Inspectional Services Department guidelines. Proposal is compatible with residential area.



Z-9898

192 KELTON ST ALLSTON

Hearing: 5/19/87 Z-9899
Robert Raimondi
11 Kimball Street
Dorchester

Site: 8,579 Square feet of land

District(s): Residential, three-family (R-.8) and general business (B-1)

Purpose: Erect one-story office and contractor's storage structure.

Violation(s): Outdoor storage of contractor's equipment is forbidden use.

VOTED: In reference to petition Z-9899, Robert Raimondi, 11 Kimball Street, Dorchester, for forbidden use to erect one-story office and contractor's storage structure in a general business (B-1) and residential (R-.8) districts, the Boston Redevelopment Authority recommends denial. The property is located at the end of Kimball Street, adjacent to a take-out restaurant and multifamily dwellings. Appellant's real estate office is also adjacent to this site. This commercial use would negatively impact the residential homes on Kimball Street and increase heavy vehicle traffic along Dorchester Avenue, which is already congested with trucks and cars. The appellant has not met with the Authority to discuss the proposal. Community concerns are the storage of construction materials and parking of construction vehicles.



Z-9899

11 KIMBALL ST

DORCHESTER

Board of Appeal Referrals

5/7/87

37

Hearing: 5/19/87 Z-9900
Roger Dashow
534 Commercial Street
Boston

Site: Vacant land

District(s): Apartment (H-3)

Purpose: Erect two-family dwelling and agency office.

Violation(s): Agency office is forbidden use.
Excessive floor area ratio.
Insufficient open space and rear yard.

VOTED: In reference to petition Z-9900, Roger Dashow, 534 Commercial Street, Boston, for forbidden use and three variances to erect two-family and agency office in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans be submitted to the Authority for design review approval; that plans be reviewed and approved by the North End Neighborhood Council.

C H A R L E



Z-9900

534 COMMERCIAL ST BOSTON

Hearing: 5/19/87 Z-9901
Thomas P. Connolly
7 Thwing Street
Roxbury

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-9901, Thomas P. Connolly, 7 Thwing Street, Roxbury, for two variances to legalize occupancy as two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans with particular reference to exterior treatment and off-street parking be submitted to the Authority for design review approval. No record of legal occupancy. Two-family dwelling is consistent with the one-, two-, and three-family residential character of the area.



Z-9901

7 THWING ST ROXBURY

5/7/87

39

Hearing: 5/19/87 Z-9903
Robert Manole
39 St. Botolph Street
Boston

Site: Three-story structure

District(s): Apartment (H-2-65)

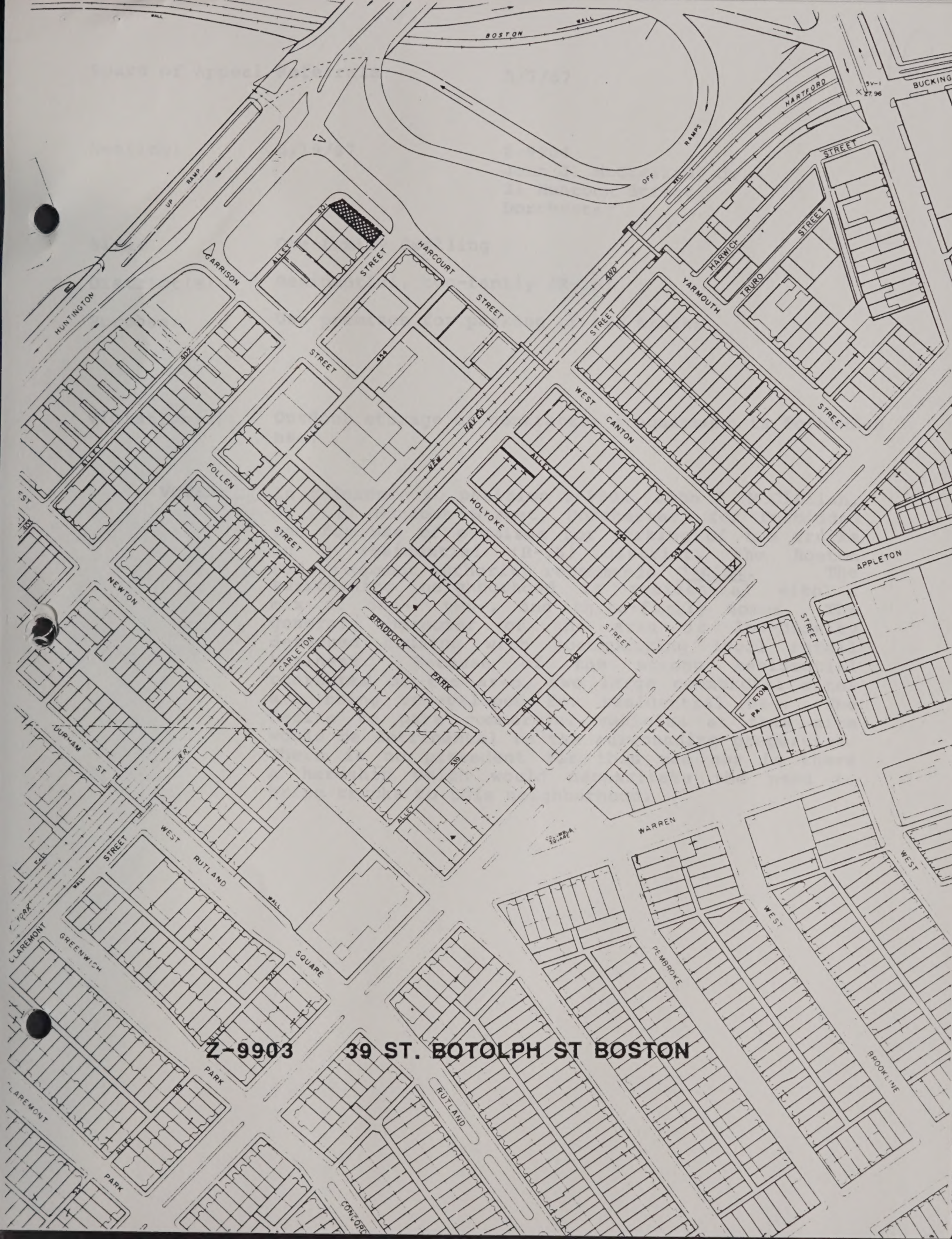
Purpose: Legalize occupancy as five apartments; erect one-story addition, erect roofdeck additions; and extend existing roof.

Violation(s): Excessive floor area ratio.

Restricted roof structure district.

Insufficient open space, side, and rear yards.

VOTED: In reference to petition Z-9903, Robert Manole, 39 St. Botolph Street, Boston, for conditional use and four variances to legalize occupancy as five apartments and erect one-story addition and roofdecks and extend existing roof in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans be submitted to the Authority for design review approval; that plans receive approval of St. Botolph Citizen's Committee Board of Directors and general membership voted to approve the project in February.



Z-9903

39 ST. BOTOLPH ST BOSTON

5/7/87

40

Hearing: 5/19/87 Z-9904
John J. McClellan, Jr.
21 Huntoon Street
Dorchester

Site: One-family dwelling

District(s): Residential, two-family (R-.5)

Purpose: Use premises for parking of two trucks.

Violation(s): Outdoor storage of contractor's equipment is forbidden use.

VOTED: In reference to petition Z-9904, John J. McClellan, Jr., 21 Huntoon Street, Dorchester, for forbidden use for use of premises for parking of two trucks in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. The surrounding neighborhood is residential with a mix of one-, two-, and three-family homes. The general character of the area is low-density detached housing with accompanying local retail business. Because of the strong residential character of the area, two large commercial sites are being redeveloped for residential use. The desire to park commercial vehicles at this site would be detrimental to the surrounding properties. There is no precedent for this use nor is there a hardship which would necessitate the need to bring trucks to this neighborhood.



METROPOLITAN
PARK
RESERVATION

LOWER MILLS
MEMORIAL
POST
V.F.W.
PLAYGROUND

RIVER

PARKING

PLATFORM

M.B.T.A.
PLATFORM

PARKING

ADAMS

DORCHESTER

21 HUNTOON ST

Z-9904

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Board of Appeal Referrals

5/7/87

41

Hearing: 5/19/87 Z-9905
Commercial-Clark Realty Trust
280-292 Commercial Street
Boston

Site: Gas service station

District(s): Manufacturing (M-2)

Purpose: Combine lots and erect six-story office structure.

Violation(s): Restricted parking district.

Excessive floor area ratio.

Insufficient rear yard and off-street parking.

VOTED: In reference to petition Z-9905, Commercial-Clark Realty Trust, 280-292 Commercial Street, Boston, for conditional use and three variances to combine lots and erect six-story office structure in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans be submitted to the Authority for design review approval; that plans be reviewed and approved by the North End Neighborhood Council. Structure will contain approximately 82,176 square feet of office space with basement parking for 36 cars.



2-9905

280-292

COMMERCIAL ST BOSTON

Board of Appeal Referrals

5/7/87

42

Hearing: 5/19/87 Z-9906
Devens H. Mamlen
927-929 Boylston Street
Boston

Site: Three-story structure

District(s): General business (B-10-155)

Purpose: Construct outdoor cafe to club, office, retail,
and restaurant structure.

Violation(s): Extension of conditional use.

VOTED: In reference to petition Z-9906, Devens H. Mamlen,
927-929 Boylston Street, Boston, for conditional
use to construct an outdoor cafe in a general
business (B-10-65) district, the Boston
Redevelopment Authority recommends deferral until
such time as the plans are jointly reviewed by
the Authority and the Back Bay Architectural
Commission.

Z-9906

927-929

BOYLSTON ST

BOSTON



Z-9906

927-939 BOYLSTON ST BOSTON

FRANCISCAN
MISSIONARIES
OF MARY

BOSTON
CONSERVATORY
OF MUSIC

BOSTON
CONSERVATORY
OF MUSIC

Hearing: 5/19/87 Z-9910 & 9931-9932
Boston Housing Authority
265-267 Centre Street &
940-954 Parker Street
Jamaica Plain

Site: Bromley Park Housing Project

District(s): Apartment (H-1)

Purpose: Subdivide; change occupancy from 56 apartments to 8 apartments and public safety and communications center; change occupancy of two structures from 56 to 44 apartments each.

Violation(s): Off-street parking not allowed within front or side yards.

Excessive floor area ratio.

Insufficient front, rear yards, setback of parapet, off-street parking, size of spaces, and access.

VOTED: In reference to petitions Z-9910 & 9931-9932, Boston Housing Authority, 265-267 Centre Street & 940-954 Parker Street, Jamaica Plain, for twenty-two variances to subdivide and change occupancy from 56 apartments to 8 apartments and public safety and communications center and change occupancy of two structures from 56 to 44 apartments each in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Major rehabilitation of Boston Housing Authority's Bromley Park Housing Project. The upper four stories of the existing seven-story Centre Street building will be removed and the remaining first three floors renovated and converted to eight apartments and two community rooms. Existing seven-story Parker Street buildings will undergo complete renovation and conversion to 44 apartments each. Essentially, the development will result in less density and the unit configurations will be more in keeping with current demand. The Centre Building will be compatible in scale with neighborhood buildings. Plans include major landscaping improvements. Parking ratio will be improved and meet Boston Housing Authority city-wide standards. Parking deficiency will be mitigated by immediate proximity to new MBTA station.



BOSTON HOUSING
AUTHORITY
HEATH ST. DEVELOPMENT
MASS. 2-7

PARKING
HORAN WAY
AREA

PARKING
RAN-
WAY
AREA

STACK

PARKING

TANK

AREA

STACK

PLAYGROUND

STACK

ECHO STREET

RITCHIE

SUBSTATION

COLUMBUS

COLUMBUS

STREET

STREET

STREET

ESTRELLA

CLARK AVENUE

PRISING

ARMSTRONG

CHESTNUT

HOFFMAN

AMORY

AVENUE

AMORY

TER

Z-9910

265-267 CENTRE ST

JAMAICA PLAIN



Z-9931-9932

940-954 PARKER ST ROXBURY

Hearing: 5/19/87 Z-9911-9916 & 9920-9930
Boston Housing Authority
30-66 Annunciation Road &
250-260 Ruggles Street
Roxbury

Site: Mission Hill Extension Housing Project

District(s): Apartment (H-1)

Purpose: Subdivide; erect 15 structures for 63 apartments
and administrative office building; change occupancy
from 84 to 71 and 84 to 72 apartments.

Violation(s): Office building and agency office are forbidden
uses.

Excessive floor area ratio.

Insufficient lot area, frontage, open space, front,
setback of parapet, side and rear yards, off-street
parking, maneuvering area, access, and distance
between buildings.

VOTED: In reference to petitions Z-9911-9916 & 9920-9930,
Boston Housing Authority, 30-66 Annunciation Road &
250-260 Ruggles Street, Roxbury, for two forbidden
uses and eighty-one variances to subdivide and
erect fifteen structures for 63 apartments and
administrative office building and change occupancy
from 84 to 71 and 84 to 72 apartments in an
apartment (H-1) district, the Boston Redevelopment
Authority recommends approval with proviso that
plans be submitted to the Authority for design
review approval. New proposal as follows:
rehabilitate two seven-story buildings for 71
apartment units each; remove upper three floors
of three existing seven-story buildings and
rehabilitate remaining floors for 21 apartments
each. Density will be decreased by approximately
50 percent from 420 to 205 units. Parking
deficiency will be mitigated by new Ruggles Street
MBTA station. Plans include new site amenities
and landscaping.



Z-9911-9916 & Z-9920-9930 30 & 66 ANNUNCIATION RD &

250-260 RUGGLES ST ROXBURY

Hearing: 5/12/87 Z-9940
Jerome Tuck
1 Raymond Street
Allston

Site: Apartment structure under construction

District(s): Residential, three-family (R-.8)

Purpose: Change front yard setback of six-unit apartment structure from 20 feet to 18½ feet.

Violation(s): Insufficient front yard.

VOTED: In reference to petition Z-9940, Jerome Tuck, 1 Raymond Street, Allston, for variance to change front yard setback of six-unit apartment structure in a residential (R-.8) district, the Boston Redevelopment Authority recommends deferral until developer meets with community to resolve planning and design issues.

RAYMOND ST ALLSTON



Z-9940

1 RAYMOND ST

ALLSTON

Board of Appeal Referrals

5/7/87

Hearing: 5/19/87 Z-10014
Boston College High School
150 Wm. T. Morrissey Boulevard
Dorchester

Site: High School Campus

District(s): Apartment (H-1)

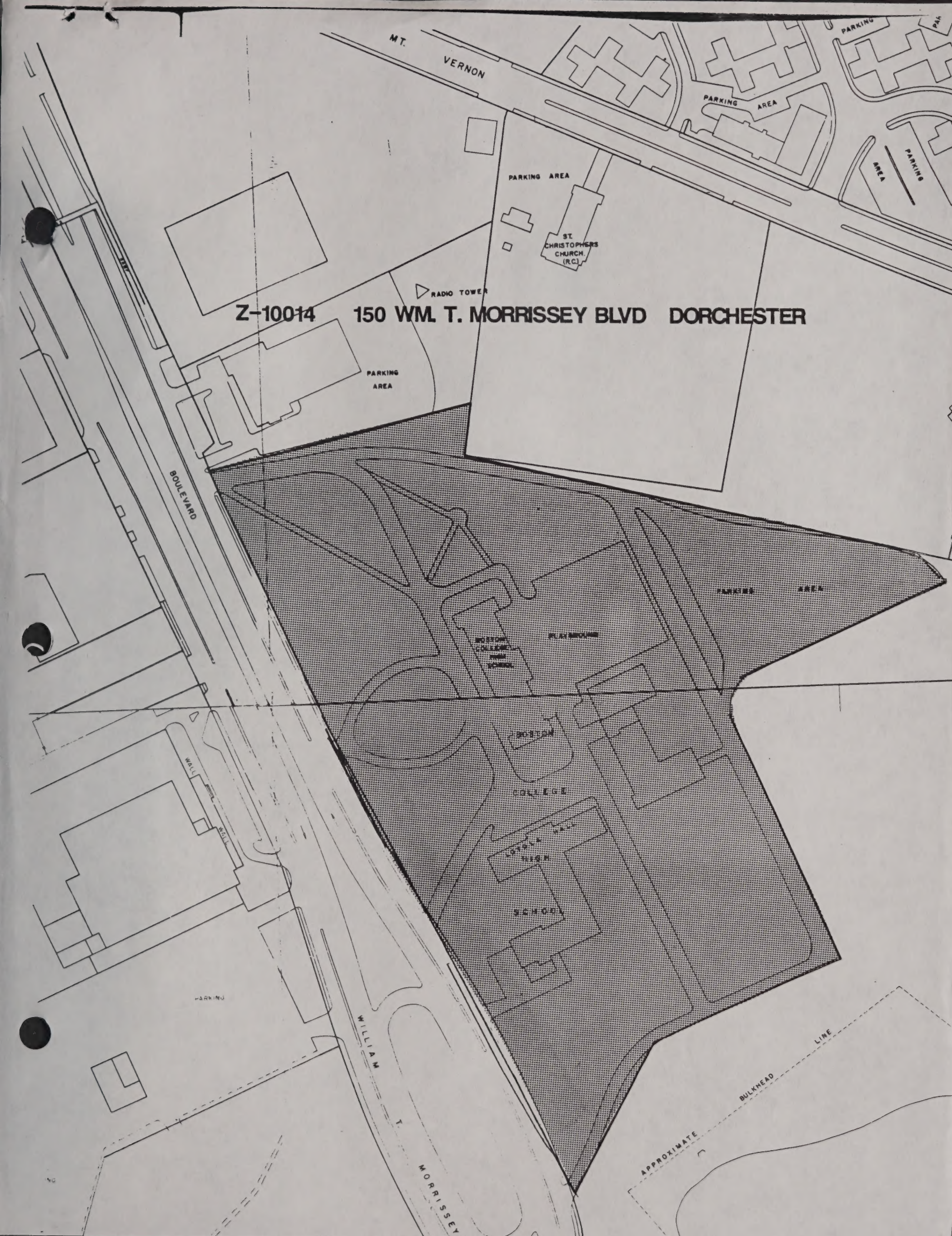
Purpose: Erect one-story gymnasium addition to high school.

Violation(s): Accessory parking is conditional use.

School is forbidden use.

Harborpark Interim Planning Overlay District.

VOTED: In reference to petition Z-10014, Boston College High School, 150 Wm. T. Morrissey Boulevard, Dorchester, for conditional use and forbidden use to erect one-story gymnasium addition in a Harborpark Interim Planning Overlay District apartment (H-1) district, the Boston Redevelopment Authority recommends approval. The gymnasium addition is in substantial accord with the land use objectives of the Harborpark Interim Planning Overlay District in which Boston College High School is located. In addition to basketball, volleyball courts, accessory rooms and administrative offices, the gym will contain roll out bleachers for approximately 1,000 persons. Further needed space will be provided for special school assemblies, graduation, and liturgical celebrations. Accessory off-street parking on campus to be increased from 275 to 419 spaces.



MT. VERNON

PARKING

PARKING AREA

PARKING AREA

PARKING AREA

ST. CHRISTOPHER'S CHURCH (R.C.)

RADIO TOWER

Z-10014

150 WM. T. MORRISSEY BLVD DORCHESTER

PARKING AREA

BOULEVARD

PARKING AREA

PLAYGROUND

BOSTON COLLEGE HIGH SCHOOL

BOSTON COLLEGE

LOYOLA HIGH SCHOOL

WALL

WALL

WILLIAM T. MORRISSEY

APPROXIMATE BULKHEAD LINE